

HISTORIC LANDMARK COMMISSION
NOVEMBER 14, 2011
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2011-0092
1600 West Lynn Street
Old West Austin

PROPOSAL

Demolish existing front porch, portico and columns, remodel exterior facade, and construct new two-story addition to side and rear of existing structure.

RESEARCH

The house was built ca. 1922. In 1940 the house was converted from a single family home to a duplex with a unit on each story. In 1968 the exterior was remodeled to its current appearance.

PROJECT SPECIFICATIONS

The applicant proposes to demolish the two story apartment building and one story addition at the rear of the property. This demolition was approved by the Historic Landmark Commission on June 27, 2011.

The applicant further proposes to demolish the existing front porch, neoclassical revival portico and columns, and gabled roof constructed c. 1969. This demolition work was also approved by the Historic Landmark Commission on June 27, 2011.

The applicant proposes to remodel the existing façade and construct an approximately 2,249 sf, two-story addition to the side and rear of the existing structure. The remodeled façade will include design elements that reference the original c. 1922 art deco style including an asymmetrical one story porch, parapets with vertical projections, “t” architectural detail on the porch columns and pilasters, stucco wall material, flat-roof, and multi-paned windows.

STAFF COMMENTS

The house is listed as contributing to the Old West Austin National Register District. However, the current façade appearance dates to c. 1968 or 1969. Although the period(s) of significance for the district are 1850-1874, 1875-1899, 1900-1924, 1925-1949, 1950-1974, the current configuration of the façade is less than 50 years old so the property is not eligible for historic zoning in its current configuration.

The Old West Austin National Register Historic District has no design guidelines for additions. Design guidelines in other historic districts address size, scale, massing, fenestration patterns, and materials. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes, which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.

- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on an accurate duplication of features, substantiated by historical, physical, or pictorial evidence.
- Surface cleaning of structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

When the project was presented to the Historic Landmark Commission on June 27, 2011, the applicant proposed a restoration of the façade to its c. 1922 appearance. The current proposal does not reflect an authentic restoration, but rather a renovation that references or reinterprets original 1922 art deco design elements. The house, however, in its current 1969 configuration is not eligible for historic zoning.

STAFF RECOMMENDATION

The project as proposed does not result in an authentic restoration, therefore, Staff recommends that the applicant reconsider the façade design to more closely restore original c. 1922 design features, including the following:

- design the window that replaces the original porte-cochere opening to reflect the original arched form,
- replace the proposed two-story glass wall with two sets of triple windows as shown in the historic photograph,
- reduce the height of the columns on the reconstructed asymmetrical front porch and provide a simpler railing with a more art deco design,
- step back the right-hand side, 2nd story bay to reflect the original set back as evident in the historic photos, and

- set the garage and 2nd story addition back from the original façade to diminish its visual impact.

Staff further recommends that if the applicant continues to pursue the design as proposed, that the applicant prepare a City of Austin Documentation Package prior to release of the building permit, consisting of a sketch of the existing site and floor plan, photographs of all four elevations, and an occupancy history of the house.

PHOTOS



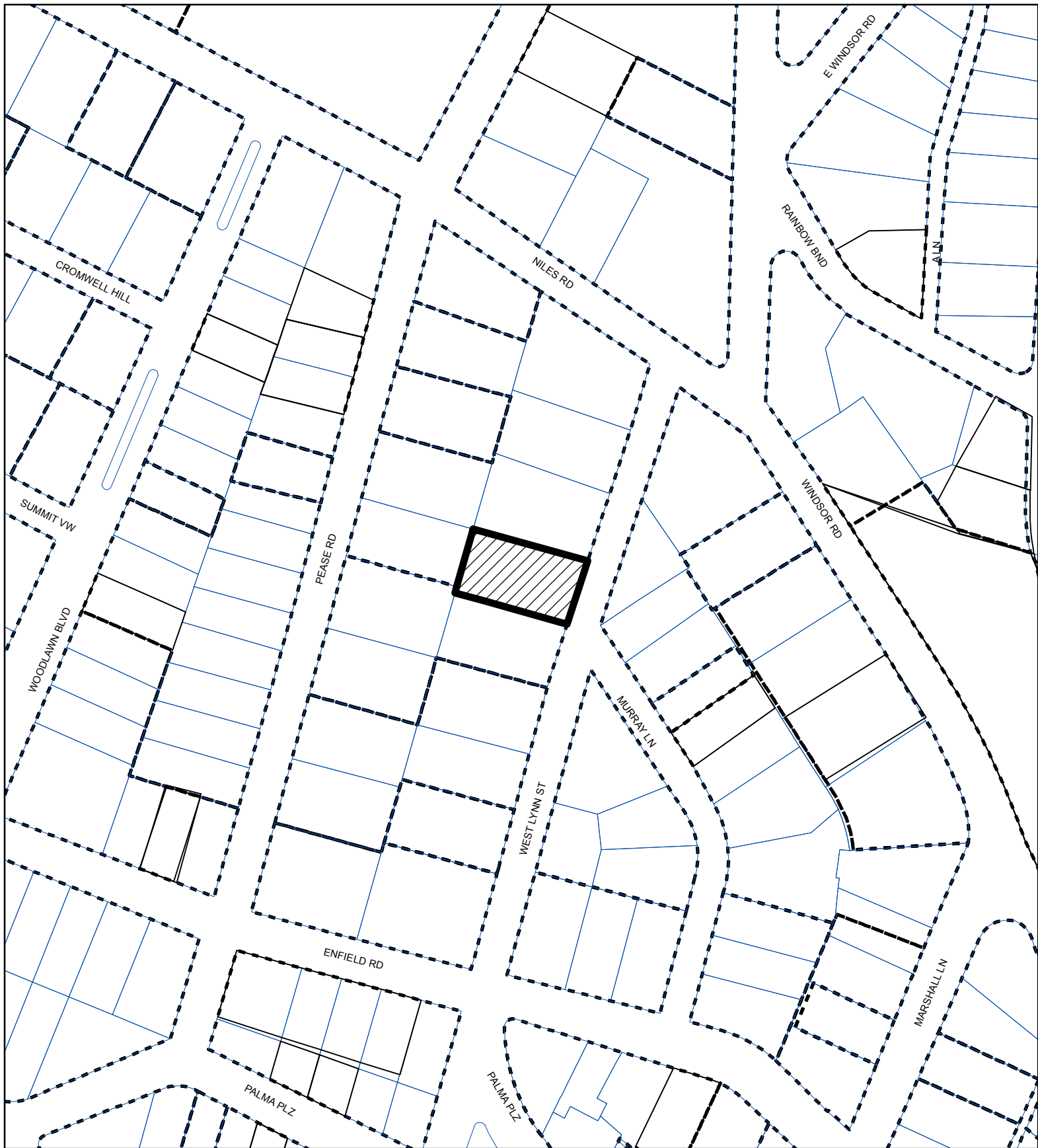
Existing façade



Existing side elevation



Historic photo c. 1922.



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2011-0092
LOCATION: 1600 West Lynn Street

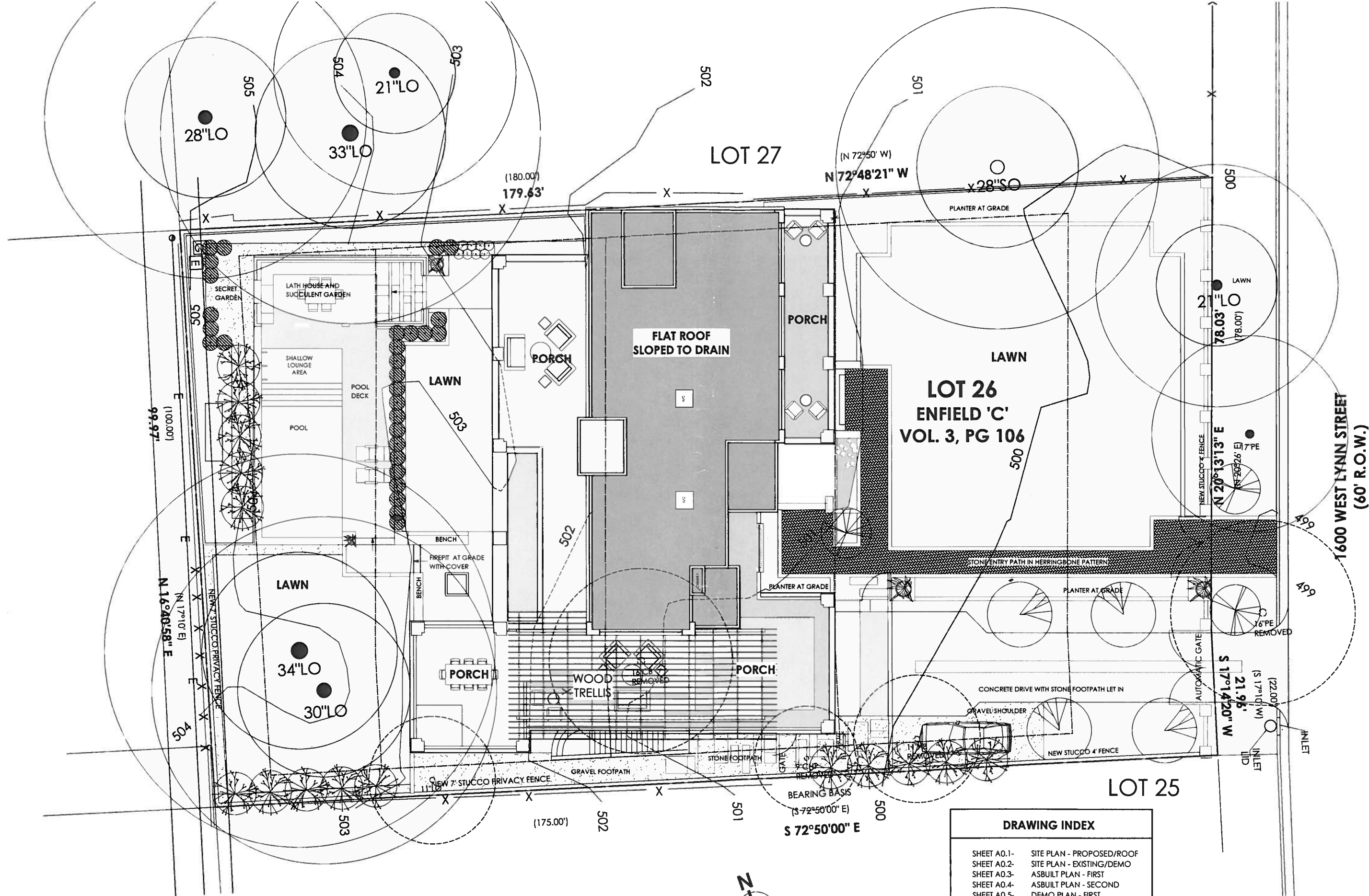


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

TAYLOR RESIDENCE
1600 WEST LYNN
AUSTIN, TEXAS 78703

DATE	REVISION/ISSUE
07.12.11	
07.28.11	SCHEMATIC
08.08.11	SCHEMATIC BID
09.27.11	SCHEMATIC REV
10.11.11	SD BID SET REV 1
10.26.11	HLC REVIEW SET

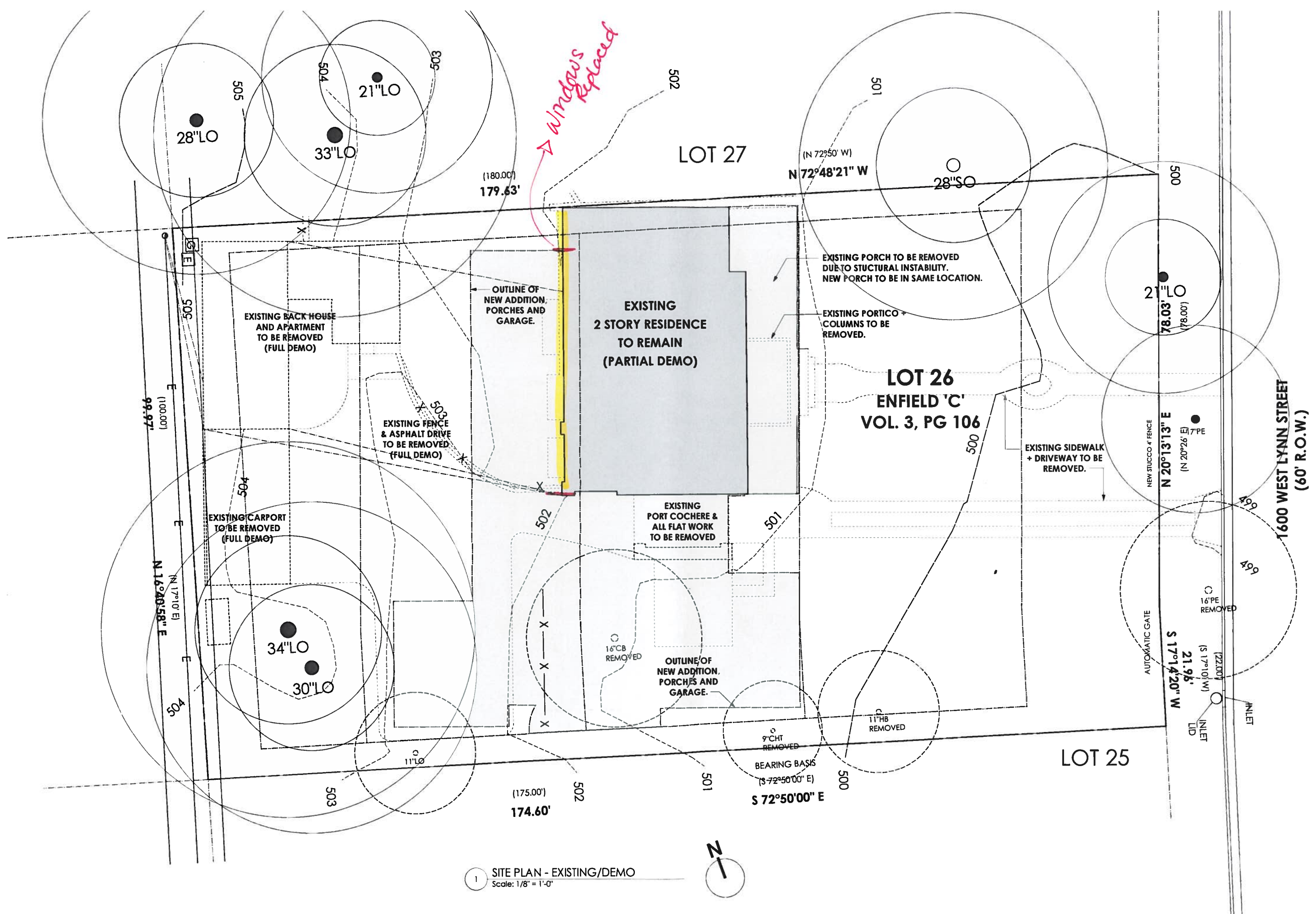


1 SITE PLAN - PROPOSED
Scale: 1/8" = 1'-0"

DRAWING INDEX	
SHEET A0.1-	SITE PLAN - PROPOSED/ROOF
SHEET A0.2-	SITE PLAN - EXISTING/DEMO
SHEET A0.3-	ASBUILT PLAN - FIRST
SHEET A0.4-	ASBUILT PLAN - SECOND
SHEET A0.5-	DEMO PLAN - FIRST
SHEET A0.6-	DEMO PLAN - SECOND
SHEET A1.1-	FIRST FLOOR PLAN
SHEET A1.2-	SECOND FLOOR PLAN
SHEET A1.3-	BASEMENT FLOOR PLAN
SHEET A2.1-	FRONT ELEVATIONS
SHEET A2.2-	REAR ELEVATIONS
SHEET A2.3-	LEFT ELEVATIONS
SHEET A2.4-	RIGHT ELEVATIONS

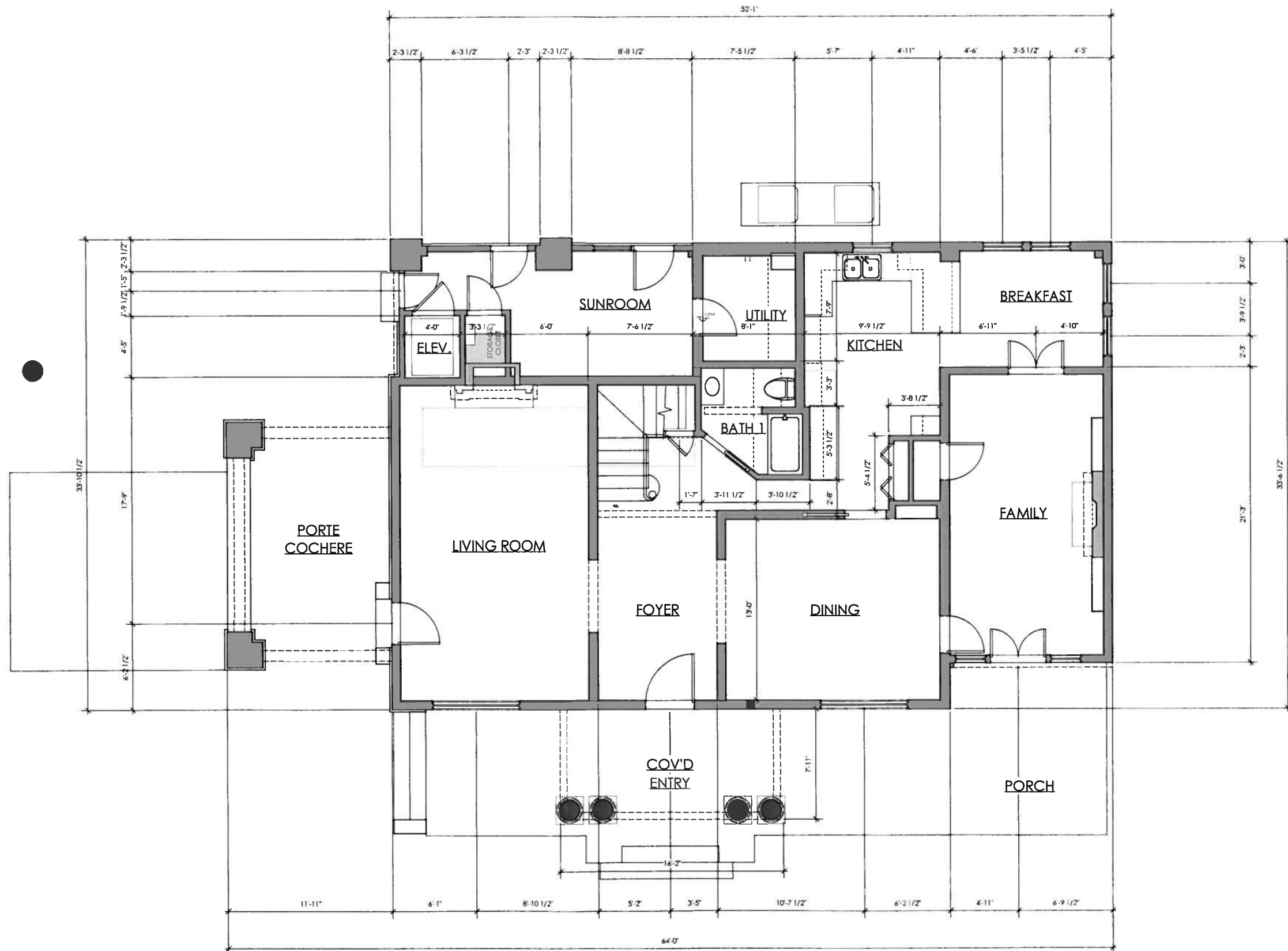
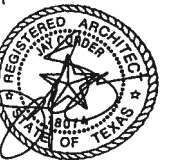
1800 WEST LINN
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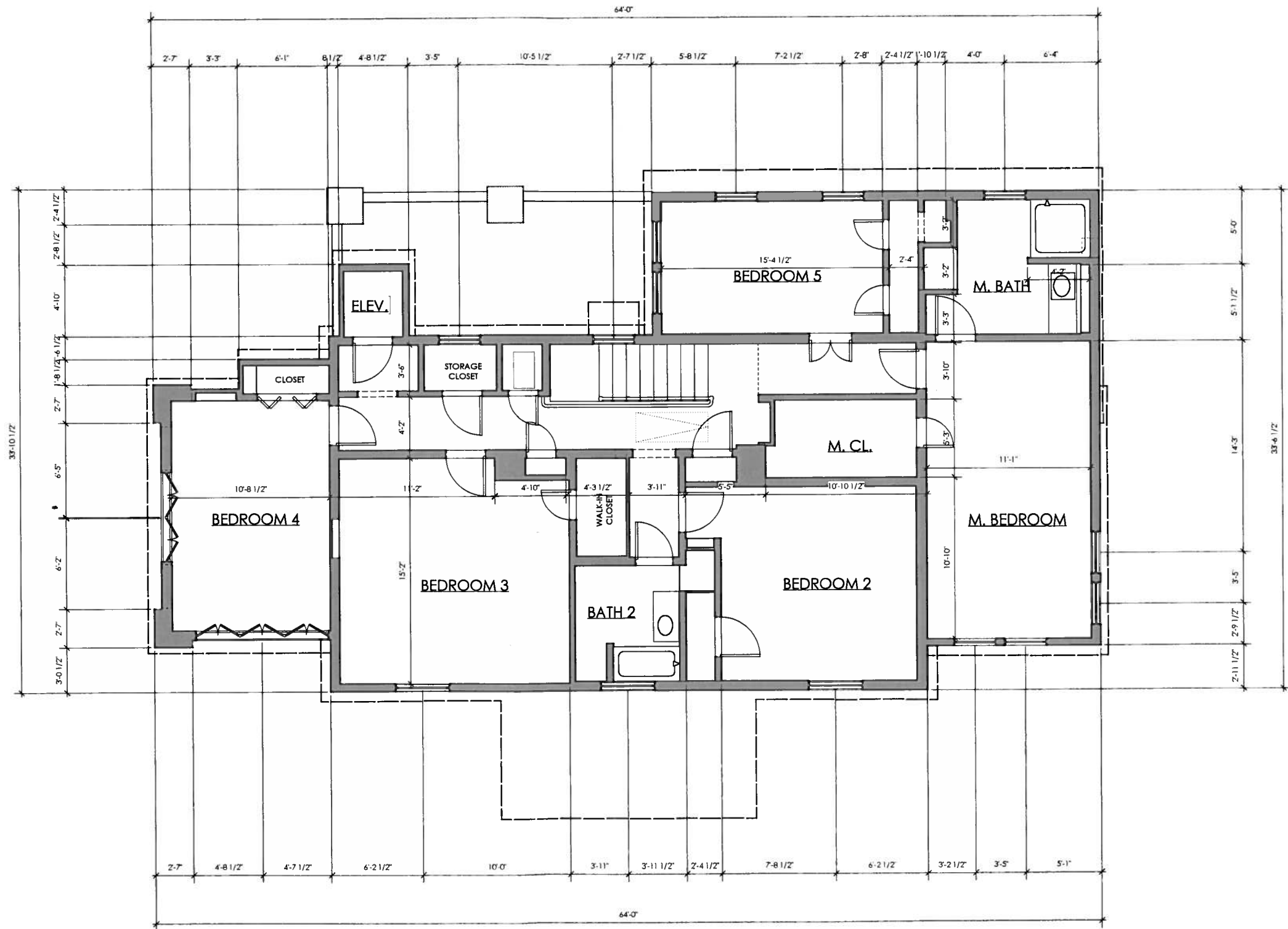
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① AS-BUILT PLAN - FIRST FLOOR
Scale: 1/4" = 1'-0"

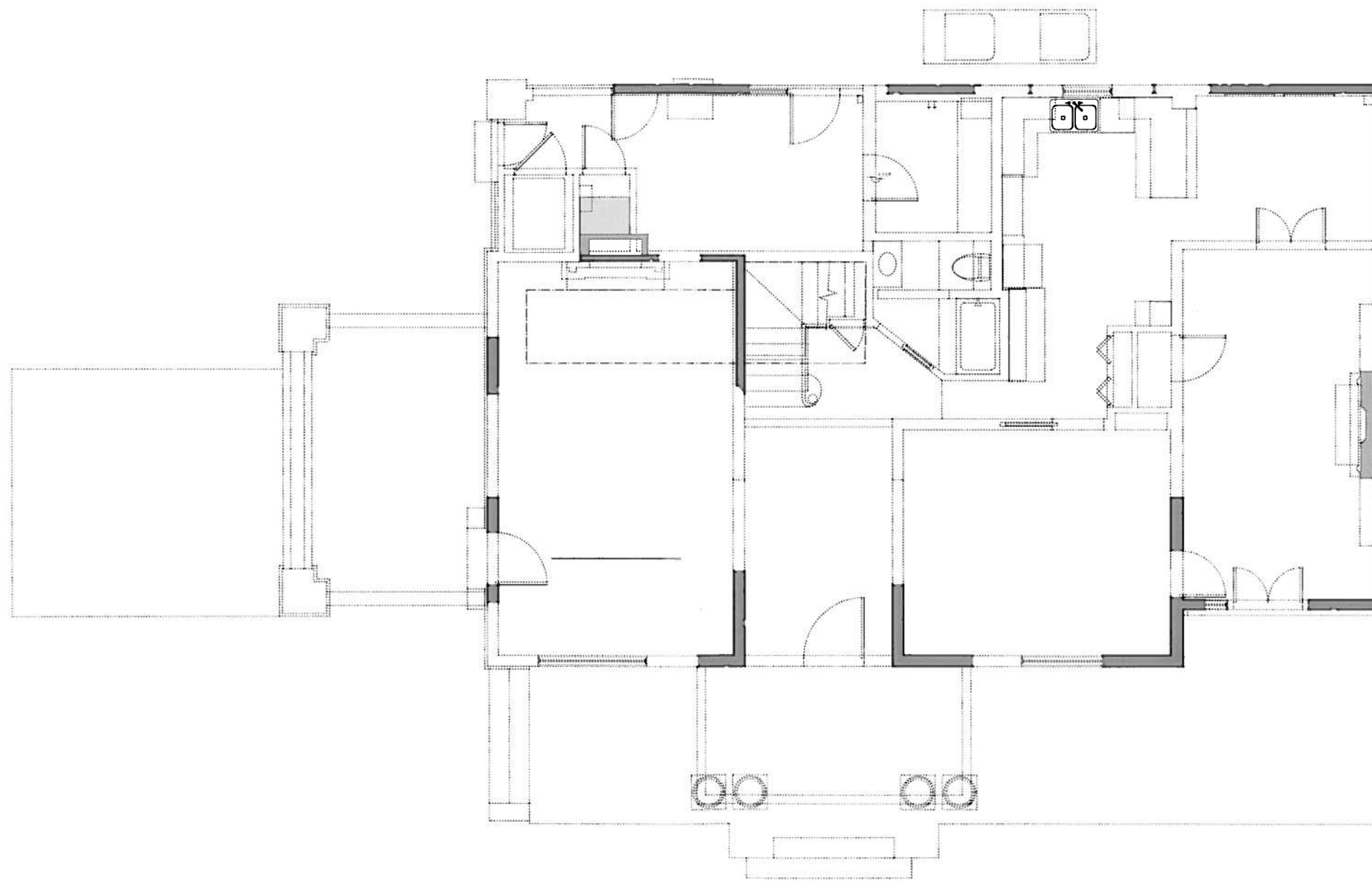
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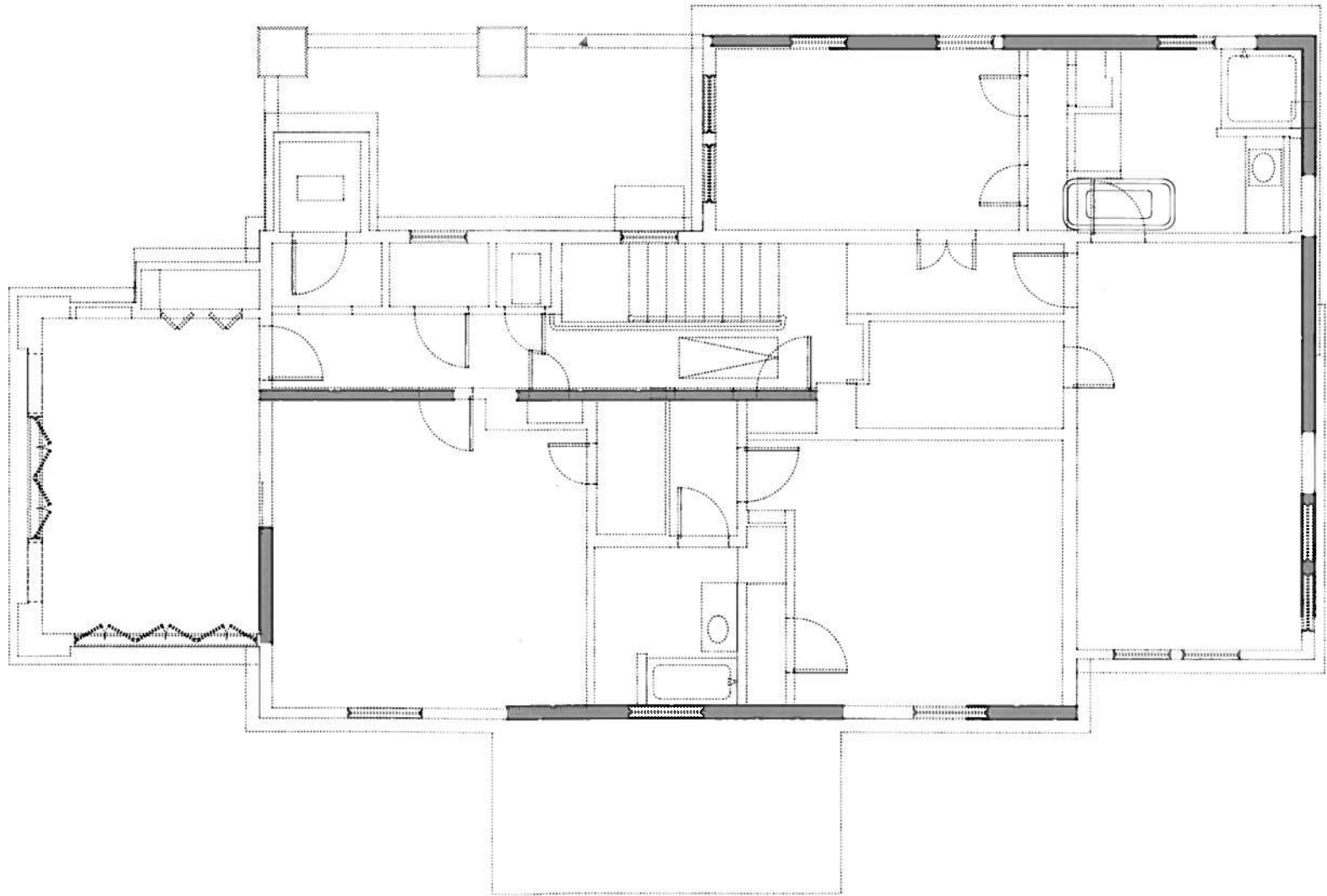
1 DEMOLITION PLAN - FIRST FLOOR
Scale: 1/4" = 1'-0"

WALL KEY	
	EXISTING WALL (TO REMAIN)
	EXISTING WALL (TO BE REMOVED)
	NEW WALL
	MASONRY WALL

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WALL KEY	
	EXISTING WALL (TO REMAIN)
	EXISTING WALL (TO BE REMOVED)

1 DEMOLITION PLAN - SECOND FLOOR
Scale: 1/4" = 1'-0"

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DESIGN HOUSE

1401 E. 7th Street
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T 512 495 1556
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CONTACT
J. CORDER
K. BROWN
J. HEFNER

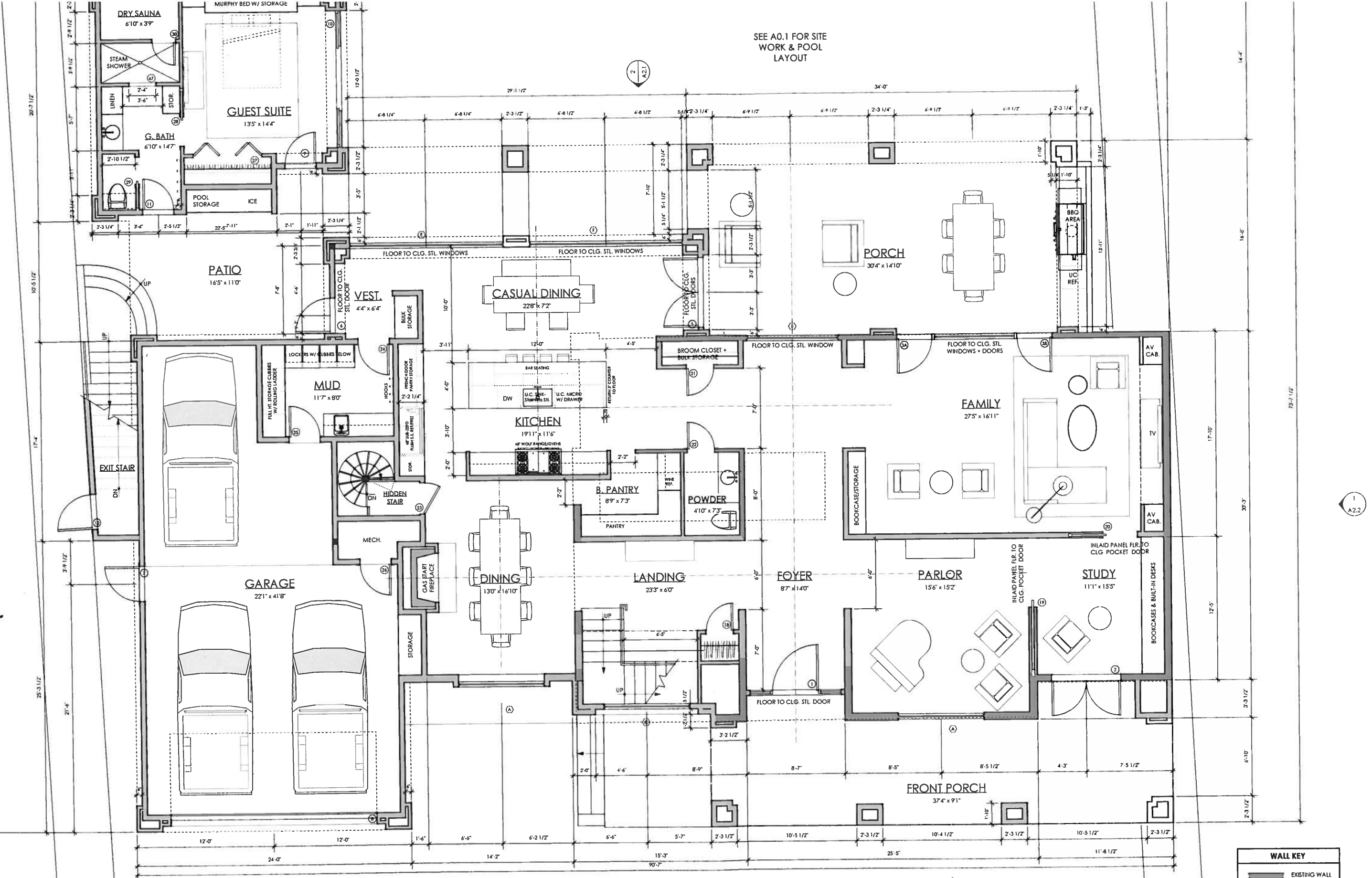
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A1.1

DO NOT SCALE DRAWINGS



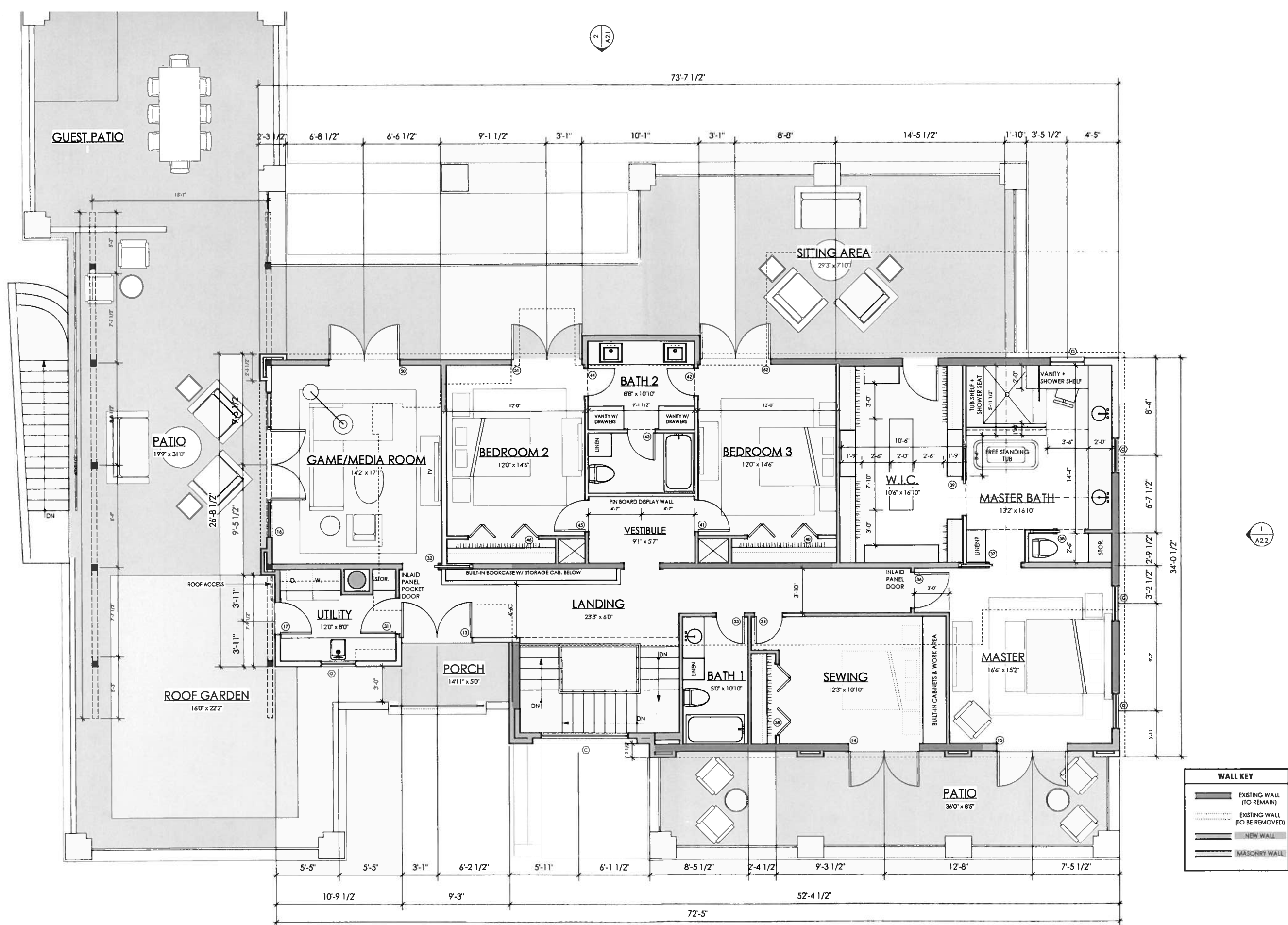
1 PROPOSED PLAN - FIRST FLOOR
Scale: 1/4" = 1'-0"

FIRST FLOOR CONDITIONED SPACE	SECOND FLOOR CONDITIONED SPACE	BASEMENT FLOOR CONDITIONED SPACE
EXISTING: 1701 SF NEW: 836 SF	EXISTING: 1735 SF NEW: 543 SF	NEW: 489 SF
GUEST SUITE: 381 SF	SECOND FLOOR TOTAL: 2278 SF	TOTAL CONDITIONED SPACE: 5685 SF
FIRST FLOOR TOTAL: 2918 SF		

WALL KEY	
	EXISTING WALL (TO REMAIN)
	EXISTING WALL (TO BE REMOVED)
	NEW WALL
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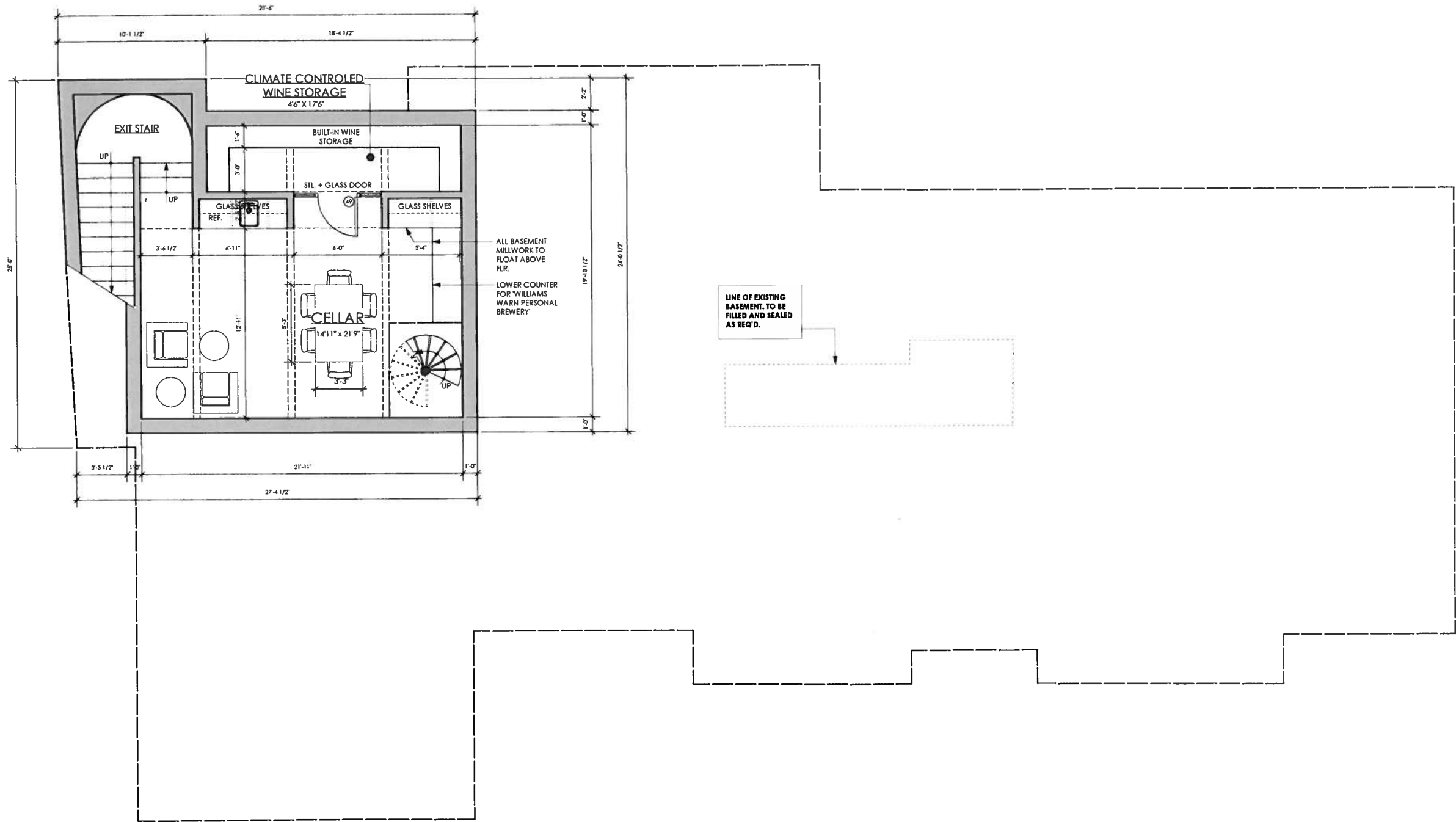


1 PROPOSED PLAN - SECOND FLOOR
Scale: 1/4" = 1'-0"

FIRST FLOOR
CONDITIONED SPACE
EXISTING: 1701 SF
NEW: 836 SF
GUEST SUITE: 381 SF
FIRST FLOOR TOTAL: 2918 SF

SECOND FLOOR
CONDITIONED SPACE
EXISTING: 1735 SF
NEW: 543 SF
SECOND FLOOR TOTAL: 2278 SF

BASEMENT FLOOR
CONDITIONED SPACE
NEW: 489 SF
TOTAL
CONDITIONED SPACE: 5685 SF



1 BASEMENT LEVEL - PROPOSED PLAN
Scale: 1/4" = 1'-0"

FIRST FLOOR
CONDITIONED SPACE

EXISTING: 1701 SF
NEW: 836 SF

GUEST SUITE: 381 SF

FIRST FLOOR TOTAL: 2918 SF

SECOND FLOOR
CONDITIONED SPACE

EXISTING: 1735 SF
NEW: 543 SF

SECOND FLOOR TOTAL: 2278 SF

BASEMENT FLOOR
CONDITIONED SPACE

NEW: 489 SF

TOTAL
CONDITIONED SPACE: 5685 SF

WALL KEY	
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1 PROPOSED ELEVATION - FRONT
Scale: 1/4" = 1'-0"

NOTE: OVERALL ARCHITECTURAL INTENT IS TO RESTORE FACADE TO ORIGINAL FACADE, AS BUILT IN 1922; SEE PHOTOGRAPHIC RECORDS FOR REFERENCE



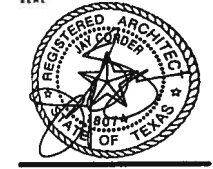
2 ASBUILT ELEVATION - FRONT
Scale: 1/4" = 1'-0"

DESIGN
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PROJECT

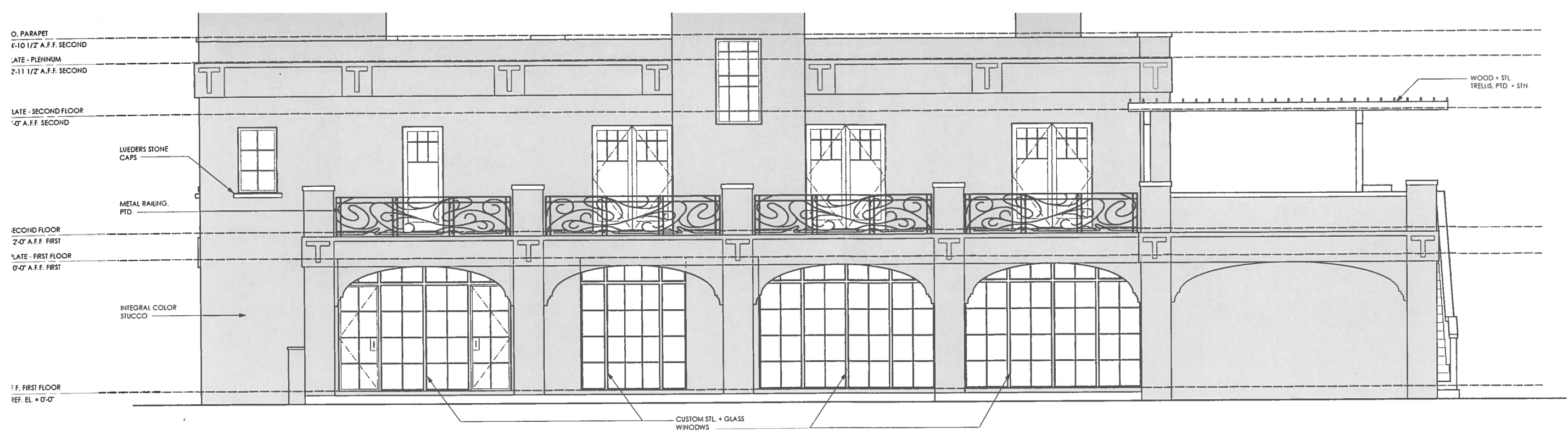
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1 PROPOSED ELEVATION - REAR
Scale: 1/4" = 1'-0"

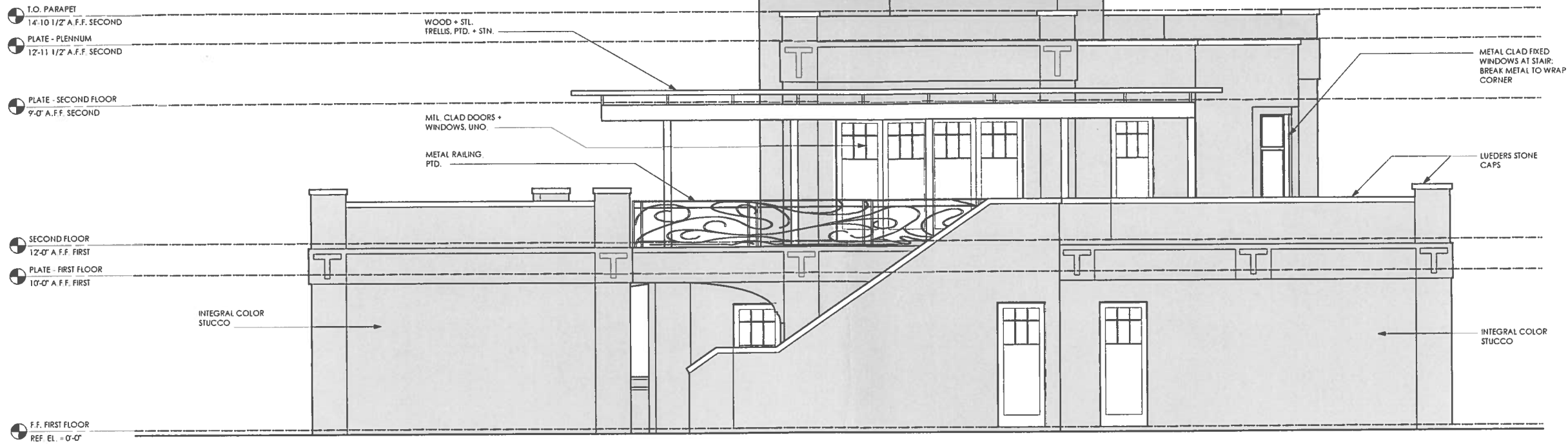


2 AS BUILT ELEVATION - REAR
Scale: 1/4" = 1'-0"

NOTE: OVERALL ARCHITECTURAL INTENT IS TO RESTORE FACADE TO ORIGINAL FACADE, AS BUILT IN 1922; SEE PHOTOGRAPHIC RECORDS FOR REFERENCE

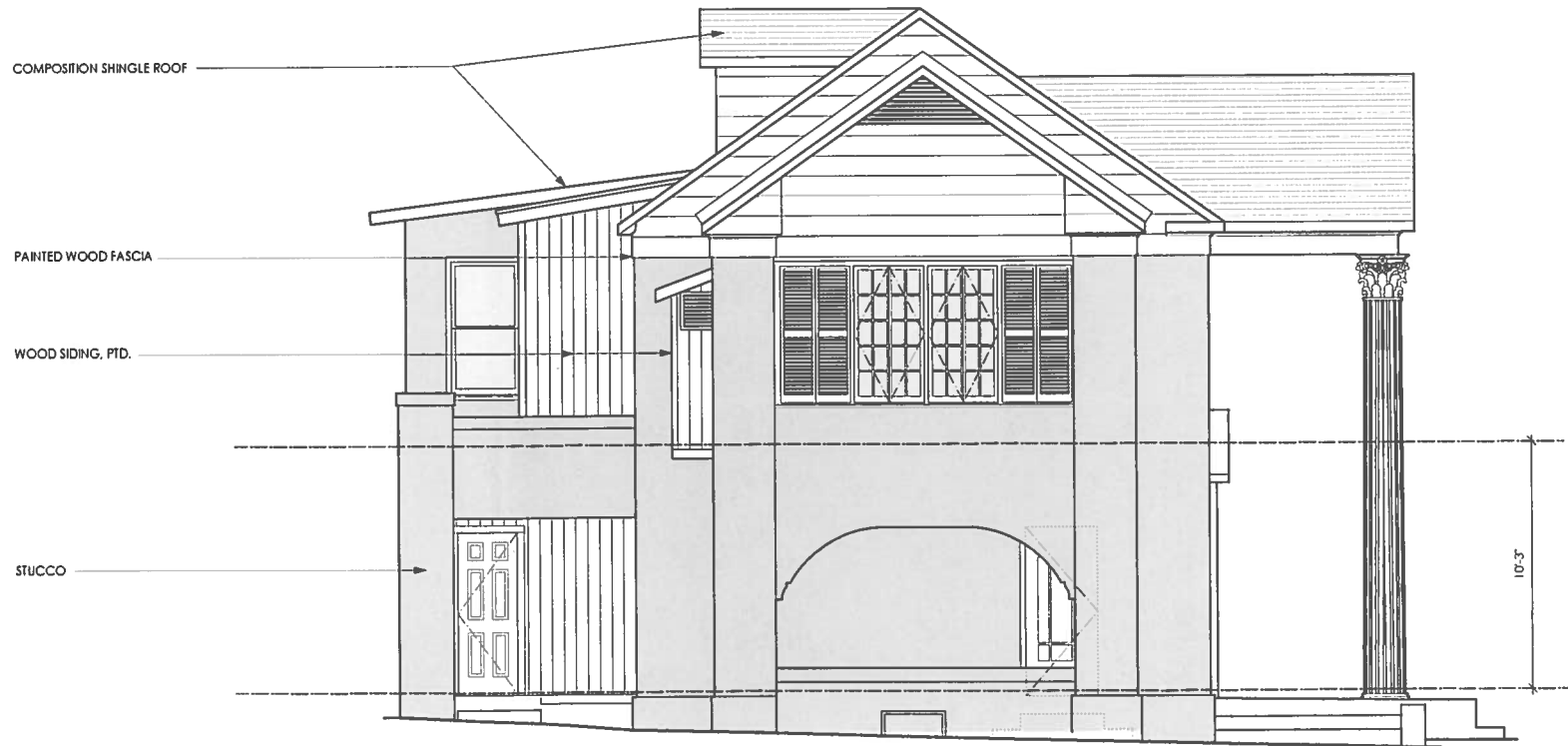
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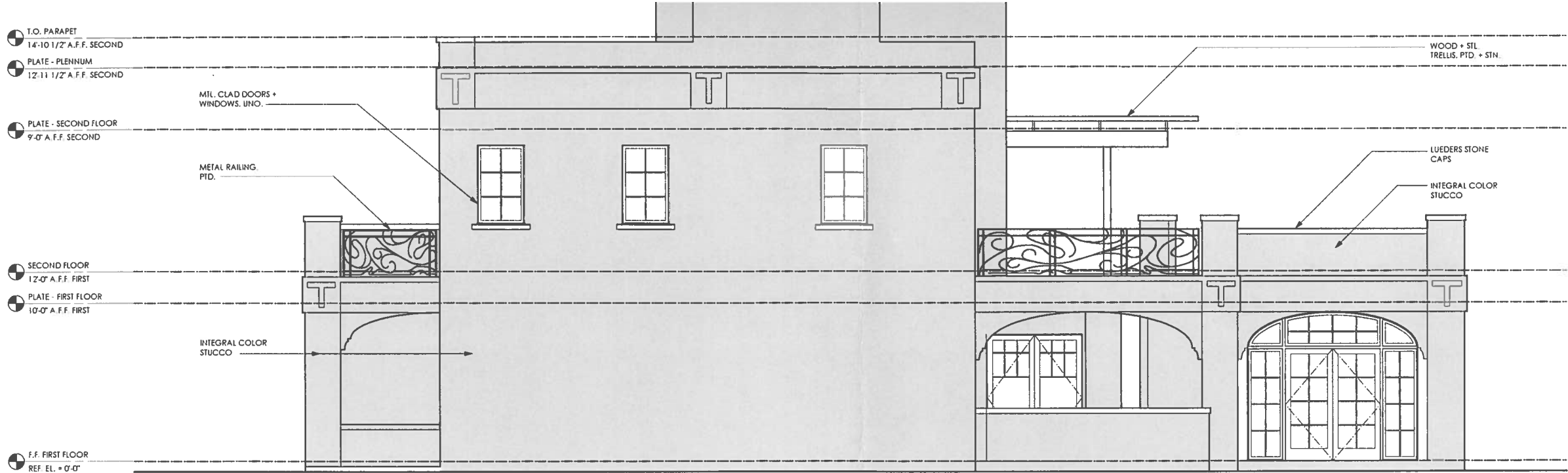


1 PROPOSED ELEVATION - LEFT
Scale: 1/4" = 1'-0"

NOTE: OVERALL ARCHITECTURAL INTENT IS TO
RESTORE FACADE TO ORIGINAL FACADE, AS BUILT IN
1922; SEE PHOTOGRAPHIC RECORDS FOR REFERENCE



2 AS BUILT ELEVATION - LEFT
Scale: 1/4" = 1'-0"



1 PROPOSED ELEVATION - RIGHT
Scale: 1/4" = 1'-0"

NOTE: OVERALL ARCHITECTURAL INTENT IS TO RESTORE FACADE TO ORIGINAL FACADE, AS BUILT IN 1922; SEE PHOTOGRAPHIC RECORDS FOR REFERENCE



2 AS BUILT ELEVATION - RIGHT
Scale: 1/4" = 1'-0"

DESIGN
HOUSE

1401 E. 7th Street
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CONTACT
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PROJECT

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